



AGENDA

DESIGN REVIEW BOARD

Friday, May 23, 2008, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - Nancy Sawtelle – May 14, 2008 meeting
3. Presentation, possible action, and discussion on a revised site plan, landscape plan, and building elevations for The Lofts at Wolf Pen Creek, a mixed-use development consisting of 8.34 acres, located at 614 Holleman Drive East in the Wolf Pen Creek District. Case #07-00500247 (JS)
4. Presentation, possible action, and discussion regarding recruitment and appointment of new Design Review Board members. (MH)
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, May 23, 2008 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2008 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2008 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2008.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.

**DESIGN REVIEW BOARD
WOLF PEN CREEK DESIGN DISTRICT
STAFF REPORT**

Project Manager: Jason Schubert, AICP, Staff Planner
E-mail: jschubert@cstx.gov

Report Date: May 16, 2008
Meeting Date: May 23, 2008

**For
THE LOFTS AT WOLF PEN CREEK (SDSP)**

Location: 614 Holleman Drive East, SW corner of Holleman Dr and Dartmouth St intersection

Applicant: Natalie Ruiz, IPS Group

Item: Presentation, possible action and discussion on a revised site plan, landscape plan and building elevations for The Lofts at Wolf Pen Creek, a mixed-use development consisting of 8.34 acres, located at 614 Holleman Drive East in the Wolf Pen Creek District.

Administrator Recommendations: Staff recommends approval of the site plan, landscape plan, and building elevations.

Item Summary: The applicant is proposing revisions to this mixed-use development located at the southwest corner of Holleman Drive and Dartmouth Street. The project was considered by the Design Review Board on November 15, 2007 and received approval with the condition that the construction and other engineering documents be approved. As you recall, the project consists of approximately 9,000 square feet of retail/restaurant use and a 264-unit multi-family development with associated private clubhouse and parking garage. Manuel Drive is being extended through to Dartmouth Street as a part of the project.

The site plan and landscape plan meet all technical standards of the Unified Development Ordinance. The applicant has provided a letter describing the revisions to the building elevations. Those items and the other site revisions are detailed below and are for the Design Review Board's consideration:

Issues/Items for Review:

1. Relationship of buildings to site: The orientation of the buildings remain the same with retail uses facing the intersection of Holleman Dr. and Dartmouth St., the parking garage at the rear toward the western property line and multi-family buildings located throughout the site with four-story buildings located on the main site and with two-story townhome-style units located south of Manuel Dr. The retaining wall that bisected the main buildings of the site is now proposed north of Manuel Dr. with a 4-foot wrought iron fence on top of it.
2. Building design: In general, the buildings are a combination of brick, stucco, and fiber cement siding materials. The elevations for the main corner (Building 3) and the townhome-style units south of Manuel Dr. (Buildings 8 & 9) remain the same as previously considered. As described in the letter, the brick veneer on the remaining buildings has been replaced with stucco on the elevations facing Holleman Dr., Dartmouth St., and Manuel Dr. For the other elevations, the brick veneer and stucco has been replaced with fiber cement siding. In addition, the garage was originally steel construction with stucco panels on the exterior but is now proposed as concrete construction painted the stucco color.

3. Miscellaneous structures and street hardware: A pedestrian plaza area with a water feature is proposed at the Holleman Dr. and Dartmouth St. intersection. The plaza and commercial parking area along Holleman Dr. is now proposed with stamped and colored concrete instead of pavers. As a reminder, the additional improvements shown in the right-of-way are not required for the site plan but are shown for illustration and will require a Private Improvement in a Public Right-of-Way (PIP) permit to be installed.

Item Background: The subject property received a Conditional Use Permit from the City Council on February 8, 2007, which allows multi-family on the first floor with the condition that at least 9,000 square feet of retail/restaurant use be provided. This site plan is in compliance with the Concept Plan that was approved with the Conditional Use Permit at Council.

The subject property received a 9-foot height variance from the Zoning Board of Adjustment on April 3, 2007. The request was necessary due to the height of the parking garage in relation to the adjacent single family lots along Crest St. The building permit submitted for the parking garage is within the height restrictions allowed through the variance.

The subject property received an Administrative Adjustment on November 8, 2007 of 1.5 feet for the front setback along Dartmouth St. so that the proposed buildings meet setback requirements.

A waiver and an appeal were granted by the Design Review Board when this item was initially considered on November 15, 2007. A waiver to UDO Section 7.2.C Dimensions and Access was granted to eliminate the requirement to have double landscape islands for the parking along Holleman Dr. so as not to detract from the proposed urban style plaza in front of the retail uses. An appeal to UDO Section 7.6.F Minimum Buffer Standards was granted to allow a 6-foot buffer yard width as an alternative to the required 10-foot width. The applicant had initially proposed a 10-foot buffer yard but engineering staff required the proposed retaining wall to be moved closer to that property line to allow adequate maintenance area for the nearby water line.

Attachments:

1. Application
2. Applicant Letter Describing Revisions
3. Site Plan
4. Landscape Plan
5. Hardscape Plan
6. Building Elevations
7. Color and Material Samples (available at the meeting)



FOR OFFICE USE ONLY
P&Z CASE NO.: <u>07-247</u>
DATE SUBMITTED: <u>10-8-07</u>

10:00
kw

DESIGN DISTRICT SITE PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS

- ☒ Special District Site plan application completed in full.
- ☒ \$200.00 Application Fee.
- ☒ \$200.00 Wolf Pen Creek Special District Review Fee.
- ☒ \$200.00 Development Permit Application Fee.
- ☒ \$600.00 Public Infrastructure Inspection Fee if applicable. (This fee is payable if construction of a public waterline, sewerline, sidewalk, street or drainage facilities is involved.)
- ☒ Twelve (12) folded copies of site plan, one (1) landscape plan, and one (1) dimensioned building elevations, including signage.
- ☒ Color & material samples. (Colored elevations are provided. Materials board will be submitted on 10/18)
- ☒ A copy of the attached site plan checklist with all items checked off or a brief explanation as to why they are not checked off.
- ☒ N/A Parkland Dedication requirement approved by the Parks & Recreation Board, please provide proof of approval (if applicable).

Date of Preapplication Conference: November 8, 2006

NAME OF PROJECT The Lofts, Wolf Pen Creek

ADDRESS & LEGAL DESCRIPTION The Lofts, Wolf Pen Creek – Lot 1, Block 1 & Lot 1, Block 2 and Reserve Tract 1 of the Woodstock Subdivision, Phase I

PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Natalie Ruiz, IPS Group

Street Address 511 University Drive East, Suite 205 City College Station

State Texas Zip Code 77840 E-Mail Address natalie@ipsgroup.us

Phone Number 979-846-9259 Fax Number 979-260-3564

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach multiple owners):

Name Mark Lindley, Asset Plus Corporation

Street Address 5151 San Felipe, Suite 2050 City Houston

State Texas Zip Code 77056 E-Mail Address mlindley@assetpluscorp.com

Phone Number (713) 268-5122 Fax Number (713) 268-5111

ENGINEER'S INFORMATION:

Name Veronica J. B. Morgan, P.E., C.F.M., Mitchell & Morgan

Street Address 511 University Drive East, Suite 204 City College Station

State Texas Zip Code 77840 E-Mail Address v@mitchellandmorgan.com

Phone Number (979) 260-6963 Fax Number (979) 260-3564

CURRENT ZONING WPC, Wolf Pen Creek District

PRESENT USE OF PROPERTY Vacant

PROPOSED USE Mixed-use development to include first floor retail uses, apartments and townhomes.

VARIANCE(S) REQUESTED AND REASON(S) See administrative adjustment request for a front building setback variance along Dartmouth Drive.

OF PARKING SPACES REQUIRED 789
(719 MF Spaces + 33 TH Spaces + 37 Retail Spaces)

OF PARKING SPACES PROVIDED 802
(676 Garage + 96 MF Surface + 30 TH Surface)

MULTI-FAMILY RESIDENTIAL

Total Acreage 8.34 acres

Floodplain Acreage 0.46 acres

Housing Units 264

52 # of 1 Bedroom Units

110 # of 2 Bedroom Units

28 # of 3 Bedroom Units

74 # of 4 Bedroom Units

FOR 2 BEDROOM UNITS ONLY

36 # Bedrooms = 132 sq. ft.

74 # Bedrooms < 132 sq. ft.

PARKLAND DEDICATION

of Multi-Family Dwelling Units

253 X \$452 = \$ 114,356

N/A # of acres in floodplain

N/A # of acres in detention

N/A # of acres in greenways

1/24/07 date dedication approved by Parks Board

COMMERCIAL


Total Acreage N/A

Building Square Feet 9,103 sq. ft.

Floodplain Acreage N/A

NOTE: Parkland Dedication fee is due prior to the issuance of a Building Permit.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.


Signature of Owner, Agent or Applicant

10/5/07
Date



April 15, 2008

Jason Schubert, Staff Planner
City of College Station, Development Services
1101 Texas Ave.
College Station, Texas 77840

Re: **The Lofts at Wolf Pen Creek**
410 Holleman
College Station, Texas 77842
Apartment Elevation Changes

Donald J. Meeks, AIA
Chairman

Somkiat Petchsrisom, AIA
Partner

Jon A. Préjean, NCARB
Partner

Larry P. Santich
Partner

Dear Mr. Schubert:

This letter is in response to your recent conversations with Natalie Ruiz of the IPS Group as well as Mark Lindley with Asset Plus Companies regarding changes to the exterior building elevations of the above referenced project. Changes outlined below:

Apartments (Buildings #1 thru #7) - As noted by both Natalie and Mark, the material and color palettes are largely unaffected by the elevation revisions in question. The principal exterior materials remain brick veneer and exterior stucco as was illustrated in our original DRB presentation elevations dated 10/8/07. The thrust of the changes at the apartments are:

- Replace brick veneer with exterior stucco in many locations at "public" elevations facing Dartmouth, Holleman and Manuel Drive.
- Add horizontal fiber cement siding at "non-public" exterior elevations / courtyard elevations
- Add sloped composition shingle roof in place of a flat roof at all buildings except Building #3.

Apartments (Buildings #8 & #9) - These elevations remain unchanged.

Retail Façade - The materials / colors at and above the retail and clubhouse spaces have not been revised. The materials as noted in Elevations 'A' thru 'C' on the exhibit dated 10/8/07 still apply.

Garage - As illustrated in the approved garage permit drawings, the garage has been redesigned from steel to cast in place concrete. The stucco panels at each level have been replaced with horizontal barrier cables. The overall height of the garage remains within the variance previously granted.
(See 1/G1.02 within the approved Permit Re-submittal drawings dated 3/14/08)

In our professional opinion, the revisions described above do not adversely affect the quality of the job with respect to architecture or its relation to the Wolf Pen Creek district. Remaining sensitive to the original massing, the new sloped composition shingle roof has been provided at a relatively low slope angle of 4:12 in order to preserve the original feel of the elevations, and the above described material changes maintain brick and stucco on the "public" face of the buildings.

I hope our explanation sheds some light on what in our opinion is the minor nature of these changes with regard to the project's relation to the Wolf Pen Creek district. Feel free to set up further discussions through Natalie's office if you should require additional explanation.

Sincerely,

Meeks + Partners

Keith Malone, RA, NCARB